

Single Family Residence **RESIDENTIAL**

895 COLORADO RIVER BLVD

RENO, NV 89502

\$432,507 TopHap Estimate · \$496 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

872 ft²

LIVING AREA

0.19 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$433K

\$410K low

\$455K high

Last Sale

\$116,900 · Oct 7, 1997

Est. Owner Equity

\$53,885

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$721 (2025)
Assessed Value	\$51,312
Previous Assessed	\$49,825
Assessor Market Value	\$146,605

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Mixed
Pool	No

Porch · 50 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 1997	Quitclaim	Quit Claim Transfer			
Oct 7, 1997	Quitclaim	Quit Claim Transfer			
Oct 7, 1997	Resale	Trustees Deed	\$117,000	\$134	\$115K
Jan 16, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
E. Otis Vaughn Middle School	Middle	6–8	0.4 mi
Veterans Memorial STEM Academy	Elementary	KG–5	0.5 mi
Earl Wooster High School	High	9–12	0.6 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------